BILL GARRETT, Davidson County
Trans:T20160047585 DEEDWARR
Recvd: 06/06/16 13:51 2 pgs
Fees:13.00 Taxes:636.40
20160606-0056892



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin A. Greer and Rebecca L. Greer, husband and wife	Churchill Mortgage Corporation (NAME)	01812002200
108 Fannin Dr. (ADDRESS)	761 Old Hickory Blvd., Ste. 400 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mark Morris and wife, Kelley Morris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin A. Greer and Rebecca L. Greer, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF MANSKER HEIGHTS, AS OF RECORD IN BOOK 2900, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 33 FRONTS 170 FEET ON THE SOUTHERLY SIDE OF FANNIN DRIVE AND RUNS BACK 364.8 FEET ON THE WESTERLY LINE AND 373 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAT ON WHICH IT MEASURES 31.7 FEET.

BEING THE SAME PROPERTY CONVEYED TO RUTH MCMURTRIE, BY DEED FROM ROBERT E. DUNLAP AND WIFE, LORETTA DUNLAP DATED 09/11/70, OF RECORD IN BOOK 4447, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID RUTH MCCMURTRIE HAVING DIED TESTATE ON OR ABOUT SEPTEMBER 8, 1994. SAID PROPERTY BEING DEVISED TO NANCY FREDRICKA LUND WILLIAMS BY THE LAST WILL AND TESTAMENT OF RUTH MCMURTRIE IN WILL BOOK 193, PAGE 764, SEE ALSO THE SAME PROPERTY CONVEYED TO NANCY F. WILLIAMS, BY DEED FROM EFTEE ASHLEY, EXECUTRIX OF THE ESTATE OF RUTH MCMURTRIE, DECEASED, OF RECORD IN BOOK 10690, PAGE 757, DATED OCTOBER 22, 1997, SAID REGISTER'S OFFICE, AND FURTHER CONVEYED TO MARK MORRIS AND WIFE, KELLY MORRIS, BY DEED FROM CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, DATED 11/20/2015, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KELLEY MORRIS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MARK MORRIS, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20160606-0056891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 108 Fannin Dr., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

WARRANTY DEED
(Continued)

forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of June, 2016.

Mark Morris

By: Kelley Morris attorney-in-fact
Kelley Morris, Attorney-In-Fact

Kelley Morris
Kelley Morris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelley Morris, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2016.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of June, 2016, before me, a Notary Public, in and for said County and State, personally appeared Kelley Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark Morris, acknowledged that such person executed the same as the free act and deed of the said Mark Morris.

Witness my hand and official seal, this the 6th day of June, 2016.

Mary Birthright
Notary Public

My commission expires:

(Seal)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072